



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

March 4, 2010

REQUEST: Final Design Approval/Sinai Hospital-Levindale PUD – Children’s Hospital and General Hospital Executive Office Suite

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Sinai Hospital of Baltimore

OWNER: Sinai Hospital of Baltimore

SITE/GENERAL AREA

Site Conditions: The boundary of the PUD includes the Sinai Hospital campus (± 61.995 acres) and the Levindale Hebrew Geriatric Center & Hospital campus (± 20.29 acres) as they were consolidated in 2008. The PUD is generally bounded by portions of Northern Parkway, Preakness Way, West Belvedere Avenue, Lanier Avenue, and Cylburn Avenue back to Northern Parkway, with some small exclusions. The site is located to the east of the Park Heights community, north of the Cylburn community, and south of the Mount Washington community. The underlying properties are zoned R-5.

General Area: The surrounding neighborhoods consist primarily of residential development. The properties in the Park Heights community are primarily mixed-use housing with pockets of commercial development. In the Mount Washington community there are primarily single-family detached homes.

HISTORY

- Ordinance #90-0433: Established the Sinai Hospital Planned Unit Development.
- Ordinance #90-0625: Amended the Sinai Hospital PUD.
- 1990 – Design Approval for Laboratory Building.
- 1991 – Minor Amendment / Sinai Hospital PUD, In vitro-fertilization Lab Addition.
- 1993 – Minor Amendment / Sinai Hospital PUD, Cafeteria Expansion.
- Ordinance #94-0352: amendment to the Sinai Hospital PUD.
- 1995 – Design Approval / Sinai Hospital PUD, Addition to Blaustein Building.
- 1996 – Minor Amendment / Sinai Hospital PUD, ER-7 Addition.
- 1997 – Design Approval Signage Package.
- June 8, 2000 – Minor Amendment for the expansion of the ER-7 and SHARP clinic.

- February 7, 2002 – Minor Amendment for SHARP Building and Temporary Modular Building.
- July 17, 2003 – Minor Amendment for the Labor and Delivery Addition.
- October 6, 2003 – Ordinance #03-604 - Last amendment to the Sinai Hospital PUD.
- June 10, 2004 – Minor Amendment to Sinai Hospital PUD for the for the “H” Parking Garage. Also, Final Design Approvals for the “H” Parking Garage, the parking deck over the “J” Parking Lot, and the Emergency Facility Building Addition: Approval.
- November 11, 2004 – Final Design Approvals for the Hoffberger Parking Garage and the Operating Room Building Addition.
- September 22, 2005 – Final Design Approval for the expansion of the Cancer Center.
- October 4, 2007 – Minor Amendment and Final Design Approval for the South Tower Linking Structure.
- October 23, 2008 – Planning Commission approves CCB #08-0206, redesignating the Sinai Hospital PUD to include the Levindale campus as the Sinai Hospital-Levindale PUD. Ordinance #09-0138, enacted March 12, 2009, redesignated this PUD.

CONFORMITY TO PLANS

The two proposed projects (the first phase of the Children’s Hospital and the Executive Administration Office Suite for the general hospital) are consistent with the Sinai Hospital-Levindale PUD. They are also consistent with the Comprehensive Master Plan’s EARN section, Goal One, Objective 6: Retain and Attract Business in Healthcare and Social Assistance.

ANALYSIS

Final Design Approval: Section 12 of Ordinance #09-0138 (Sinai Hospital PUD) requires Final Design Approval by the Planning Commission of all permanent improvements in the PUD. Thus, the applicant has submitted to the Planning Commission for its consideration the site plan, building elevations drawings and landscape plans for the Children’s Hospital and General Hospital improvements. These plans constitute the Final Design submittal for these projects. These two parallel improvements to the General Hospital building were included in the 2008 redesignation of the combined Sinai Hospital-Levindale PUD.

Children’s Hospital: This part of the final design approval is the first phase (1B) of the Children’s Hospital wing that projects north from the General Hospital building, and is adjacent to the Mt. Pleasant Building. It will project over the drop-off area and a portion of the parking lot at grade level. One story of the Children’s Hospital wing will be built in this phase, with the potential for three additional floors in the future. Materials will be cast concrete with metal panels and panel glazing, to match newer wings of the hospital, as called for in the last PUD redesignation documents.

Executive Administration Office Suite: This part of the final design approval is on the first floor level of the General Hospital building, on the north side, and will partially infill the recessed elevation of the building. This area will be underneath where the existing General Hospital building will join to the future six-story North Wing expansion in phase 2B of the PUD plan. Six office spaces will be added, materials will match the existing General Hospital façade.

Design Reviews:

- This project was reviewed by the Site Plan Review Committee (SPRC) on November 18, 2009. This review also included review of the proposed landscaping plan.
- The final designs were also reviewed and received preliminary approval by the UDARP panel on January 21, 2010.

The following community organizations have been notified of this action: the Reisterstown Park Heights Southern Team, the Levindale-Sunset Community Association, the Parklane Neighborhood Improvement Association, the Cylburn Community Action Association, and the Mt. Washington Improvement Association.

Thomas J. Stosur
Director